

MINUTES  
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE  
Wednesday, October 13, 2010  
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt, K. Rawn  
Others present: G. Padick, Director of Planning

**Call to Order**

Chairman Beal called the meeting to order at 1:22 p.m.

**Minutes**

9-29-10- Holt MOVED, Favretti seconded, that the 9-29-10 minutes be approved as distributed. MOTION PASSED with Rawn disqualified.

**Consideration of potential revisions to the Subdivision/Zoning Regulations/Zoning Map:**

Padick briefly updated member on the agricultural zoning regulation update which involves coordination with the Agriculture Committee and its subcommittee that was established to work on this issue. It also was noted that a new statewide livestock regulation working group has been set up with the goal of finalizing outreach materials by the end of 2010. Padick is scheduled to meet with the Agriculture Subcommittee members on October 27<sup>th</sup>.

Members briefly reviewed with Padick a previously distributed 9/29/10 draft of potential zoning regulation revisions that would address agenda items regarding historic preservation criteria, lighting, loading/waste disposal area requirements, notification provisions and setbacks for recreational facilities. He related that he would continue to work on these drafts and spend more time on design standards for major projects. Padick also related that as part of the North Eagleville Brook TMDL study, he was expecting by the end of October, initial draft regulation proposals from the TMDL consultant team regarding storm water management, site development and erosion and sediment control.

Members reviewed with Padick the previously discussed issue that the new definition of family and its three unrelated person provision may deter appropriately located new student housing developments. It was agreed that subject to the inclusion of on-site management and project size criteria and potentially other criteria specifically related to student housing, consideration should be give to allowing four unrelated persons to reside in dwelling units that are designed and approved by the Commission for student occupancy. Padick agreed to draft a revision for the Committees consideration.

Padick briefly explained that the distributed 10/7/10 draft subdivision regulations incorporated previously discussed revisions and now include explanatory notes for each section of the proposed revisions. He related that this draft has been forwarded to the Town Attorney and that a preliminary legal review may be available before the next committee meeting. After discussion regarding potential public hearing schedules, Committee members agreed to forward the draft revisions to the full PZC so that members who are not on the Committee would have more time to consider the draft revisions prior to the scheduling of any public hearing.

Committee members briefly discussed the four agenda identified zoning map issues and there remained overall support to pursue all of the potential revisions. Some of the revisions will necessitate zoning regulation revisions. Members agreed to focus on the potential village district zoning and potential applicability in both rural residential and mixed residential/commercial areas of Town.

**Future Meetings**

It was confirmed that the next meeting would be Wednesday, October 27th at 1:15 pm in Conference Room C.

**Adjournment:** The meeting was adjourned at 2:42 p.m.

Respectfully submitted,

Katherine Holt, Secretary